

The Town of Harpswell will begin to inspect all new structures permitted after July 1, 2012 for compliance with the Maine Uniform Building and Energy Code (MUBEC).

The MUBEC is comprised of the following codes and standards:

- IBC 2009 International Building Code
- IEBC 2009 International Existing Building Code
- IRC 2009 International Residential Code
- IECC 2009 International Energy Conservation Code
- The ASHRAE Standards 62.1, 62.2 and 90.1
- The Maine model radon standard

Inspections:

Please contact the Code Enforcement Office and allow ample time for inspections, as all applicable standards must be met prior to a Certificate of Occupancy being issued. Typical building inspections include, but are not limited to:

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy or use of the structure. A Certificate of Occupancy is not required for all projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects require a final inspection and Certificate of Compliance (with Town land-use requirements), whether or not a Certificate of Occupancy is required.
- Additional inspections are required in connection with septic system installation. Please contact the Code Enforcement Office with any questions.

Certificate of Occupancy Required:

For all structures permitted on or after July 1, 2012, the Building Official shall issue a Certificate of Occupancy per MRSA 25 § 2357-A and in accordance with the MUBEC prior to a building or structure being used or occupied and prior to a change in the existing occupancy classification.

Enhanced 9-1-1 Address Required:

Prior to the issuance of a Certificate of Occupancy, an Enhanced 9-1-1 number must be assigned by the Addressing Officer and displayed in accordance with Harpswell's 911 Enhanced Implementation Ordinance.



Town of Harpswell Code Enforcement Office Building Permit/Land Use Permit Application

MAINE			Map Lot(s)
(CEO Approval	Sticker)	Conditions	of Approval / Comments:
(Flood Plain Approv	/al Sticker)		
Application Date://20 Permit Types(s) Requested:			
[_] New Structure [_] A	ddition [] Alteration [] Earth Moving/Filling	[] Replacement [] Other	[] Pier, Dock, Float, Wharf
Applicant Name:			Telephone Numbers:
Mailing Address:			Days:
E-Mail Address:			Nights:Fax:
Owner Name:			Telephone Numbers:
Mailing Address:			Days:Nights:
E-Mail Address:			Fax:
Contractor Name:			Telephone Numbers:
Mailing Address:			Days:
E-Mail Address :			Nights: Fax:
Location or Physical Addr	ess of Site:		
Estimated Cost	Propose Property Line		Proposed ater Setbacks
\$	Front Left Right Back_	Wetland _ Tidal _ River _	

	noreland Residential	Shoreland Busines	<u>SS</u>	
Commercial Fishing I	Commercial Fishing II	Resource Protec	etion	
Special Flood Hazard Area: YES NO Zone_	Elevation Above	100 year flood: Y	ES NO	
Existing Land Use(s) Circle all that apply: Residential	Commercial	<u>Institutional</u>		
Proposed Land Use(s) Circle all that apply: Residential	Commercial	Institutional		
PROPOSED NEW CONSTRUCTION ACTIVITY:				
Structure Dimensions: L W#S	Stories	Garage s.f		
		Deck/Patio s.f		
Basement s.f 1 st Story s.f 2 nd S				
Structure Height: PresentProposed		Other s.f	· · · · · · · · · · · · · · · · · · ·	
Number of Bedrooms: Present Proposed			0.4	
Total Impermeable Coverage*: Present s.f.			_ %	
*Include <u>all nonvegetated</u> land area: buildings, porches, shed	ds, driveways, parking a	reas, patios, etc.		
Type of Water Supply: Dug Well Drilled Well Drilled Well	Community Well Age	Depth	Gal/Min	
Type of Septic System: Subsurface Holding Tank			_	
The safe and				
Section 3. Pro	ject Description			
Describe your proposed activity. If applicable describe the type of building, length, width, height, number of stories, and				
proposed use. Please include a floor plan. Be thorough to avoid delays in review of your project.				
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OWNER STATEMENT

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

<u>I hereby certify that I understand that I MAY NOT start ANY part of my project without first receiving my permit and that if work is found to be started prior to receiving a permit, I will be subject to TRIPLE the normal cost of the permit.</u>

Signature of Applicant	 date
Signature of Owner	date
Permit Fee:	\$ Fees: \$50.00 PLUS:
Internal Plumbing Fee:	\$ \$0.20 per square foot for structures <u>2000 ft² or smaller</u> \$0.25 per square foot for structures <u>over 2000 ft²</u>
External Plumbing Fee:	\$ \$75.00 additional if the structure is nonconforming \$25.00 flat fee for new <u>detached</u> structures under 100ft ² with no utilities
Flood Hazard Fee:	\$ Annual Renewal: 50% of original permit upon showing
Nonconforming Structure Fee:	\$ of reasonable need for extension of time to commence
Planning Board Fee (if applicable)	\$ Additional fees may apply if Planning Board review is required
Amount Due:	\$ Triple fee if project started prior to receiving a permit
Date:	 - Triple jee ij project startea prior to receiving a perma

Have You:

Completed all applicable sections of the application?	Enclosed the fee?	
Supplied documentation of proper subsurface	Enclosed a side view drawing indicating the height	
wastewater disposal?	from mean original grade?	
Enclosed a clearly labeled floor plan if applicable?	Has the proposed structure been staked out?	
Have you signed the application and plot plan?	Enclosed a Letter of Authorization if applicable?	

Inspections to be completed by Code Enforcement Officer

Map Lot	Address:		
	Date/CEO	Date/CEO	
Concrete Slab-on-Ground Vapor Retarder, Construction Decay & Termite Protection Decay & Termite Protection Decay & Termite Energy Efficiency Insulation, R-Value, U-Factor, Fenestration Floor & Ceiling Framing Spans, Bearings, Cutting, Notching, Headers, Support & Bridging Footing Environment Environment, Width & Thickness, Placement, Surface & Step Foundation Construction, Thickness, Backfill Height, Drainage, Waterproofing			Interior & Exterior Finish Gypsum Board, Interior Paneling, Exterior Weather Resistant Siding Roof Covering Shingle/Underlayment, Ventilation, Attic Access Roof Framing Construction, Truss & Tie-Down Safety Light & Ventilation, Glazing, Handrail, Smoke Alarm, Emergency Escape Sheathing Underlayment, Subfloor, Structural Panel Subfloor, Plywood Wall & Roof, Particleboard Wall Framing Bearing Walls, Bracing, Fire-blocking, Headers, Cutting, Notching

Plot Plan

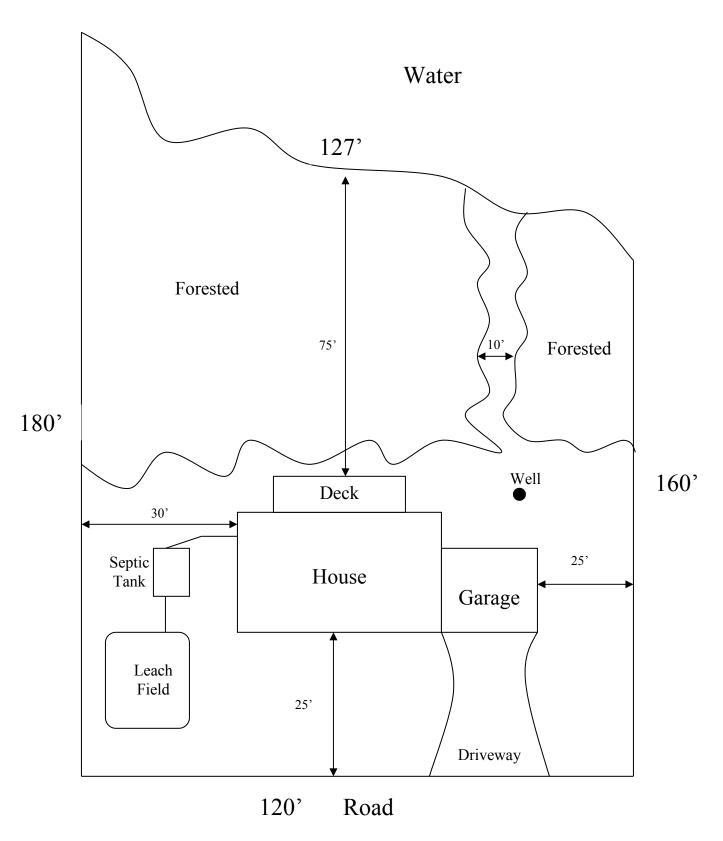
Please be as detailed as possible. Include all present and proposed structures, wells, septic areas, driveways and location of erosion control method. Also include setbacks of structures to each other and lot lines.

SEE SAMPLE, NEXT PAGE.

OWNER STATEMENT OF ACCURACY AND EROSION CONTROL

I hereby attest that the above drawing and dimensions are correct to the best of my knowledge. Before any soil is disturbed, I will properly install and maintain an erosion control barrier. This barrier will be adequate to prevent any soil erosion that may take place due to the construction project. The barrier shall remain in place until construction is complete and any disturbed area is re-vegetated and stabilized.

Signature of Applicant	date	
Signature of Owner	date	



This sketch is for representational purposes only. Refer to the Town of Harpswell Basic Land Use and Shoreland Zoning Ordinances for setback requirements, etc.



ENERGY COMPLIANCE CERTIFICATE

THIS FORM MUST BE COMPLETED BY THE CONTRACTOR/HOMEOWNER AND RETURNED TO THE CODE ENFORCEMENT OFFICE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

R-Value		lue
CEILING/ROOF		
WALLS		
FOUNDATION (SLAB, BASEMENT WALL, CRAWLSPACE		
WALL AND/OR FLOOR)		
DUCTS OUTSIDE OF CONDITIONED SPACE		
	U-Factor	SHGC
FENESTRATION (WINDOWS, DOORS)		
	'	
	Type	Efficiency
HEATING SYSTEM		
COOLING SYSTEM		
SERVICE WATER HEATING		
	Yes	No
GAS-FIRED UNVENTED ROOM HEATER INSTALLED		
ELECTRIC FURNACE INSTALLED		
BASEBOARD ELECTRIC HEATER INSTALLED		

Compliance standards set forth by International Energy Code Council (IECC)